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Estate Agents

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**203 St Patricks Road South, St Annes, Lancashire FY8 1LG**

**Guide Price  
£679,950**

*A Charming Five Bedroom Detached Family Residence Offering Spacious And Ambient Reception Rooms, A Large Driveway With Car Charging Point, Luxury Master Suite. Ideally Located Steps From Royal Lytham Golf Club And AKS Private School.*





**Entrance Porch**

A welcoming entrance to the property via a great sized porch, with a solid wood front door, side and rear original glazed windows and original tiled flooring. Feature double doors open into;

**Entrance Hallway**

A warm and inviting entrance hallway featuring Oak wood flooring and a carpeted staircase leading to the first floor. From this central space, doors branch out to the sitting room, kitchen living space, dining room, study, and cloakroom WC.

**Sitting Room**

An ambient and cosy sitting room with a beautiful central fireplace. Boasting an open wood burning fire, complete with decorative wooden surround and tiled hearth, with a custom wall-mounted TV cabinet with folding shutters. Finished with traditional picture rails and ornate ceiling coving, wooden flooring, two radiators, and a large front facing glazed bay window.

**Dining Room**

A spacious and elegant formal dining room with a rear bay with full length original sash windows and French doors leading to the rear garden. With carpeted flooring with original oak flooring below. An original open fire sits centre stage with a decorative surround, marble inset and hearth.

**Dining Kitchen**

An impressive open plan kitchen family dining room with sectional areas catering for all your entertainment needs. The space features Oak wooden flooring, rear double glazed windows, and a range of spotlights and modern pendants illuminating the room.

The kitchen itself is a custom made Matthew Marsden kitchen, with hand crafted solid oak units and a River-washed granite worktop. A large island sits to the centre with bar stool seating, an abundance of storage and an integrated dishwasher. A range cooker is another feature to this impressive kitchen, framed with a custom surround with hidden extractor fan. Additional appliances include a second dishwasher and an American style fridge freezer.

The rear of the room offers an excellent area for relaxation with ample space for sofas and furniture, with a built-in fireplace that hosts a fantastic wood burner creating a cosy ambience throughout the room. French doors then lead to the impressive rear garden.

Additionally, the property features a wine cellar adorned with bespoke cabinetry, offering an ideal and secure space for wine storage.

**Utility Room**

Great sized utility room with ample storage and plumbing for a washing machine and tumble dryer.

**Study**

A large study sits to the front of the home with a front facing double glazed bay window, carpeted flooring and decorative ceiling coving. This was once an integral single garage and could easily be converted back if desired.

**Cloakroom / WC**

A beautifully decorated WC/cloak room comprising of a WC with handle flush, floating wash hand basin with hot and cold taps, and a radiator. An original obscured sash window to the side, and ample space for coat hooks and storage.

**First Floor Landing**

Generous sized landing with carpeted flooring, an original skylight window and doors providing access to the bedrooms and bathroom. An additional door leads to the second floor staircase.

**Master Bedroom Suite**

Elegant and spacious master suite featuring an exclusive carpeted entryway leading to an open-plan Ensuite and dressing room, with steps leading to the main bedroom. The bedroom includes carpeted flooring, an original fireplace as a distinctive feature, rear-facing original sash bay windows, and elegant decorative ceiling coving.

**Ensuite**

An impressive Ensuite bathroom with an elegant and contemporary design. Comprising of a WC with button flush, concealed behind a tiled half wall for privacy, dual Duravit washbasins with Hansgrohe mixer taps and overhead Keuco mirrored cabinets. A unique feature is the luxurious Japanese-style deep-set Pegasus Hydrotherapy and Chromotherapy Tub with a handheld shower attachment, a walk-in shower equipped with a Hansgrohe rainfall shower and a heated tiled bench. Finished with a Vasco heated mirrored towel rail. The bathroom is illuminated by two obscured original side-facing sash windows, adorned with tiled flooring incorporating underfloor heating, and it provides access to the dressing room through a separate door.

**Dressing Room**

Great sized dressing room with a range of fitted cabinetry incorporating rails and shelving, offering generous storage solutions. Finished with carpeted flooring and a rear facing sash window.

**Bedroom Two**

A beautifully presented spacious double bedroom featuring carpeted flooring, a front-facing triple glazed bay window, and elegant decorative ceiling coving. A range of full height fitted wardrobes provide ample storage.

**Bedroom Three**

Generously proportioned double bedroom with a front-facing double glazed bay window, carpeted flooring, and stylish decorative ceiling coving.

**Bedroom Five**

Fifth bedroom currently utilised as a home office but would make an excellent single bedroom or nursery. With a side-facing glazed bay window and carpeted flooring.

**Bathroom**

Contemporary family bathroom comprising of a tiled bath tub with chrome mixer tap, white gloss vanity unit with storage drawers, wall mounted mirror and shaver plug, and a walk in corner shower with two attachments and a sliding glass screen. Finished with chrome heated towel rail, spotlighting, a side facing obscured original sash window, and a storage cupboard.

**Second Floor Landing**

Including a glazed window on the side and offering entry to bedroom three and the shower room.

**Bedroom Four**

Exclusive top-floor suite comprising a generously sized bedroom with a front-facing window, carpeted flooring, and an Ensuite shower room. Perfect for teenagers or as a versatile space for games and work.

**Externally**

At the forefront of the property, a spacious driveway offers abundant off-road parking for multiple vehicles. An electric car charging point stands ready for eco-friendly convenience, while well-tended plant beds add a touch of greenery. Security lighting ensures safety, and timber gates to each side provides access to the rear garden.

The rear of the property unfolds into beautifully designed low maintenance garden. The enclosed walled garden offers a tasteful arrangement, predominantly adorned with gravel beds and Limestone paving. A covered barbecue area is perfect for al fresco dining and entertaining, surrounded by thoughtful landscaping. Security and ambient lighting gracefully accentuate the outdoor space. Two brick outbuildings provide practical storage solutions. The property is also covered by CCTV surveillance.

**Additional Information**

Council Tax - Band G

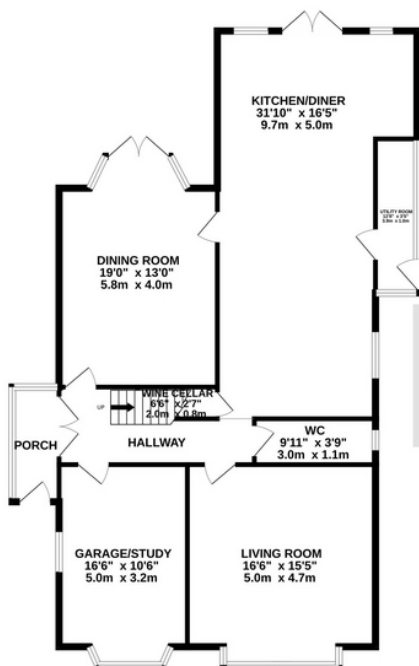
Tenure - Leasehold



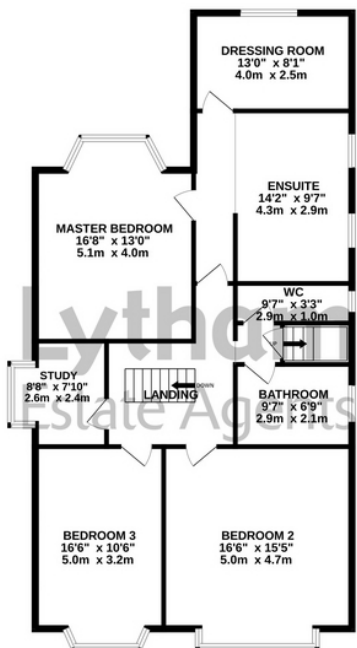


# Floor Plans

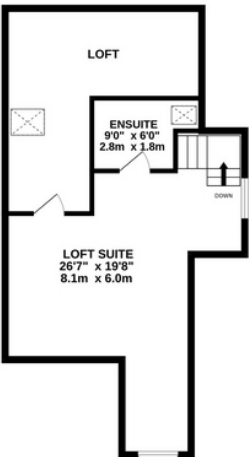
GROUND FLOOR  
1296 sq.ft. (120.4 sq.m.) approx.



1ST FLOOR  
1196 sq.ft. (111.2 sq.m.) approx.



2ND FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 3031 sq.ft. (281.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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